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City of Sammamish

WITHDRAWAL

Public Works Memorandum

“Interim Public Works Standards Clarification of

PWS.15.100 Development on Substandard Streets”

Appealed in Association with Chestnut Estates West Subdivision PLN2011-00049

Description: On August 5, 2014 the city issued a memorandum that was intended to clarify the application of street standards contained within the Interim Public Works Standards (“memorandum”). The memorandum was issued pursuant to chapter 14.01 SMC, which provides: “The director of public works is hereby authorized to administratively amend the standards to better implement the standards or allow for changes in street design and construction technology and methods.” SMC 14.01.010(2). The memorandum was intended to clarify the manner in which the city would apply the standards contained in Section 15.100 of the Interim Public Works Standards, which relate to the off-site street improvements required prior to approval of a new development proposal.

Chapter 14.01 SMC, also provides that: “Any person or agency aggrieved by an act or decision of the City pursuant to the public works standards may appeal said act or decision to the City of Sammamish pursuant to the appeal provisions for the underlying development permit application as contained in Chapter 20.05 SMC.” SMC 14.01.030. An appeal of the memorandum was received with an associated project (Chestnut Estates West) described more fully below.

Withdrawal: Following additional review of the memorandum, the city has concluded that the memorandum exceeded the authority granted the director of public works as specified in chapter 14.01 SMC, and is hereby withdrawing the memorandum accordingly.

Chestnut Estates West proposal: The project proponent (applicant) is proposing to subdivide into 30 lots approximately 85.51 acres of property located at approximately the intersection of 208th Avenue SE and SE 8th Place. The property is located to the west of the Chestnut Estates plat. Significant portions of the site are constrained by critical areas, including Ebright, Pine Lake, and Kanim Creeks, landslide hazard areas, and the Erosion Hazard near Sensitive Water Body overlay. The applicant is also proposing a plat alteration that would modify the existing Chestnut Estates plat to allow for a bridge across Ebright Creek and to modify an open space tract. The applicant has proposed street variations both within the proposed subdivision and to provide access thereto, as well as a cross-basin drainage transfer to minimize impacts to Ebright Creek.

Project Proponent: William E. Buchan Homes, Inc.

Location of proposal: 20800 Block of SE 8th Place, Sammamish, WA. (Tax Parcels 0524069034, 3225069227, 1561750470, 1561750480, 0524069033).

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